

HISTORIC DISTRICT COMMISSION
Meeting Minutes
January 14, 2013

CALL TO ORDER:

Mr. Mike Troutman, Chairperson called the meeting to order at 4:00 p.m.

ROLL CALL:

| | | |
|-------------------------|---|---------------|
| Members Present: | Dan Buscher | Doug Sofia |
| | Eric Greene | Mike Troutman |
| | Mark Jones | Kim Tuck |
| | Susan Baldwin (City Commission Liaison) | |

Staff Present: Eileen Wicklund, City Attorney
Glenn Perian, Senior Planner
Leona Parrish, Admin. Assistant

ADDITIONS / DELETIONS TO AGENDA:

Addition made under New Business, add item: (c) **Election of Officers.**

APPROVAL OF PREVIOUS MINUTES:

MOTION WAS MADE BY MR. DOUG SOFIA TO APPROVE THE MINUTES AS PRESENTED FOR THE DECEMBER 10, 2012 HISTORIC DISTRICT COMMISSION MEETING; SECONDED BY MR. KIM TUCK.

ALL IN FAVOR, NONE OPPOSED MOTION; MOTION CARRIED.

CORRESPONDENCE: None

NEW BUSINESS:

A) 156 W. Manchester Street - (*Request a "Notice to Proceed" for demolition of structures.*)

Ms. Cassie Roberts, Keller Williams Realty, 7175 Tower Rd., Ste. H, Battle Creek, MI 49014, on behalf of Wells Fargo Bank owner of property came forward to speak. Stated she was present to request a Notice to Proceed to demolish the (house & garage) structures located at 156 W. Manchester St., as the renovation would be significant and costly. Said the structure had been vacant for a long time and they have had three break-ins since last August.

Mr. Mark Jones stated this property does appear to be a hazard to the public, which had been a drug house in the past and that the property is in this condition due to the neglect of the owners. Said for future properties they need to ensure owners do not neglect, so it then becomes too costly to repair.

Ms. Cassie Roberts stated this property had been stripped with the furnace, plumbing, wiring, etc. having been removed.

With no others wishing to speak, Chairperson, Mr. Troutman asked commissioners for a motion.

MOTION WAS MADE BY MR. KIM TUCK TO APPROVE THE REQUEST FOR A NOTICE TO PROCEED FOR THE DEMOLITION OF STRUCTURES AS SUBMITTED AS IT MEETS THE SECRETARY OF INTERIOR STANDARDS (1 & 3) OUTLINED IN CHAPTER 1470.09(e) FOR PROPERTY LOCATED AT 156 W. MANCHESTER STREET; SECONDED BY MR. DOUG SOFIA.

VOTE TAKEN: ALL IN FAVOR; NONE OPPOSED; MOTION CARRIED.

- B) 181 W. Emmett Street – (Request a “Notice to Proceed” to demolish Pole Building at 181 W. Emmett St. and a residential structure located at 47 Grant Street; also a “Certificate of Appropriateness” to construct a New Women’s Clinic with parking lot to be located at 181 W. Emmett Street.)** Dr. A. J. Jones was present and came forward to speak on behalf of their request; stated their request for demolition was to make way for a 10 million dollar Women’s Center and Parking Lot. Said this was their 3rd choice location for this project, as it was initially planned to be built at the Bronson of Battle Creek’s location and then across the street from hospital. Said both times it was decided that Bronson of Battle Creek could not give up their parking for the new addition; therefore they had decided to choose their own property site location for the new Woman’s Center and parking lot.

Mr. Mark Jones stated he looked at the proposed location and noted that the single residential home does look lonely as it is the only one left.

Dr. Jones stated they would be soon purchasing and closing on the barber shop across the street and also the house behind that property to allow for more expansion; noted they also own the residential properties located at 4 & 9 Hazel Street which will be used for staff housing.

Mr. Mark Jones noted he hoped they would retain the trees with the brick surrounding them, as trees will make it more appealing. Dr. Jones stated they like trees also and plan to have them added to the landscape along with lighting.

With no others wishing to speak, Chairperson, Mr. Troutman asked commissioners for a motion.

MOTION WAS MADE BY MR. DOUG SOFIA TO APPROVE THE REQUEST FOR A “NOTICE TO PROCEED” FOR THE DEMOLITION OF GARAGE STRUCTURE LOCATED AT 181 W. EMMETT ST., ALSO RESIDENTIAL STRUCTURE LOCATED AT 47 GRANT STREET AS IT MEETS THE SECRETARY OF INTERIOR STANDARDS 2 & 4 OUTLINED IN CHAPTER 1470.09(e); SECONDED BY MR. MARK JONES.

VOTE TAKEN: ALL IN FAVOR; NONE OPPOSED; MOTION CARRIED.

Request by Family Health Center of Battle Creek for a “Certificate of Appropriateness” to construct a New Women’s Clinic with parking lot to be located at 181 W. Emmett Street.

Mr. Karl Kowalske, Diekema-Hamann Architecture, 612 S. Park St., Kalamazoo, MI 49007, representing Family Health Center of Battle Creek came forward to speak regarding their request to construct a new building and parking facility for a Women’s Service Center on the campus of the Family Health Center of Battle Creek located at 181 W. Emmett Street. Mr. Kowalske spoke

regarding the design and noted it would consist of two levels; one would be below ground that would connect to the main building and allow staff to travel between buildings.

Mr. Mark Jones asked if it would be built to look similar to the current facility. Mr. Kowalske stated yes.

With no others wishing to speak, Chairperson, Mr. Troutman asked commissioners for a motion.

MOTION WAS MADE BY MR. MARK JONES TO APPROVE A “CERTIFICATE OF APPROPRIATENESS” TO ALLOW CONSTRUCTION OF NEW WOMEN’S CLINIC AND PARKING LOT AS THE REQUEST MEETS THE STANDARDS OUTLINED IN CHAPTER 1470.17, SPECIFICALLY SECTION (i) FOR PROPERTY LOCATED AT 181 W. EMMETT STREET; SECONDED BY MR. DOUG SOFIA.

VOTE TAKEN: ALL IN FAVOR; NONE OPPOSED; MOTION CARRIED.

C) Election of Officers:

MOTION BY DOUG SOFIA, SUPPORTED BY KIM TUCK TO NOMINATE AND RETAIN THE CURRENT OFFICERS; MIKE TROUTMAN AS CHAIRPERSON AND DANIEL BUSCHER AS VICE-CHAIRPERSON.

VOTE ON MOTION: ALL IN FAVOR; NONE OPPOSED; MOTION CARRIED.

OLD BUSINESS:

D) Historic District Map Boundaries (Regarding any potential District Boundary Revisions):

Ms. Christine Hilton, Planning Supervisor stated that a review study committee would need to be created and then make any recommendations to the City Commission for changes in any Historic District boundaries. She provided photos and maps outlining the properties (attached) that were in the Old Advent Town Local Historic District that Mr. Mark Jones had asked to be reviewed for addition and/or removal from the existing Historic Districts. Ms. Hilton noted regarding the (12) properties on the southeast portion being asked to be removed and discussed their ages and if they were contributing properties; it was found that (6) were contributing, (4) were vacant parking lots and (2) were non-contributing (Davenport College and Math & Science Center). Said it was the recommendation of the Planning Department to keep them as they are found to be contributing to that Local Historic District.

Ms. Hilton referred to the second map she provided (attached) that outlined the suggested boundary amendment by Mr. Mark Jones to include (25) properties in the Old Advent Town Local Historic District. Ms. Hilton noted (11) are vacant lots; (9) were potentially contributing by age only; and (5) were potentially non-contributing based on their age and style. Said that justifying adding properties is very difficult and staff recommends no action at this time, as it would take a lot of inventory and time to accomplish and would likely not qualify regardless.

Mr. Mike Troutman asked if Ms. Hilton knew what the cost would be for such a project. Ms. Hilton stated she was not sure on the time or cost but based on the scope of the properties it would take approximately one-year.

Mr. Doug Sofia asked who initiated this request for change in the boundaries. Ms. Hilton stated it was Historic District Commissioner, Mr. Mark Jones.

Mr. Mark Jones asked if we have talked to any of the property owners. Stated the Math & Science Center is situated half in and half out of a district. Noted that he is a member of the Seventh Day Adventist Church; which have an elevator that had had issues and they have had difficulty because it is currently within a Historic District. Said he has also spoken with someone from the Adventist Village that say they would like to have their properties added and suggest we speak to their owners. Mr. Jones noted the vacant lot that had been the previous location of the Kellogg House before being moved should be added as it was historic in the past and asked that proper boundaries be made.

Mr. Eric Greene asked what options do the property owners have. Ms. Hilton stated it would apply immediately once approved and that there would be (3) public hearings in total; notices would be sent to the property owners and be noticed when presented to the City Commission for approval.

Mayor Baldwin stated that all the properties within the historic district area would then be subject to the Historic District regulations.

Ms. Hilton stated that talking to property owners does not decide the significance of the structure.

Ms. Eileen Wicklund stated property owners should prepare information and then submit their request to be added to a Historic District if that is their wish.

Mr. Mark Jones stated there are properties should be removed such as the Family Health Center.

Mr. Mike Troutman asked if the Historic Village could come in and do a presentation regarding if they want to have their properties included; as he would be interested in what they have to say.

Mr. Kim Tuck stated in the past a property may be designated as a "Historic Structure" instead of designating it a Historic District. Ms. Wicklund noted, yes that is an option for property owners.

Mr. Dan Buscher stated this discussion is for informational purposes and that no action is be taken. Ms. Wicklund stated, yes that is correct.

It was noted that the Adventist Village should bring something to the Planning Department if they wish to move forward; it would then be added to the Historic District meeting agenda and then be submitted to the City Commission.

PUBLIC COMMENTS: None

COMMENTS FROM COMMISSION MEMBERS AND STAFF: Mayor Susan Baldwin welcomed Mr. Eric Greene as the new member to the Historic District Commission. Mr. Greene stated he was glad to be a member.

ADJOURNMENT:

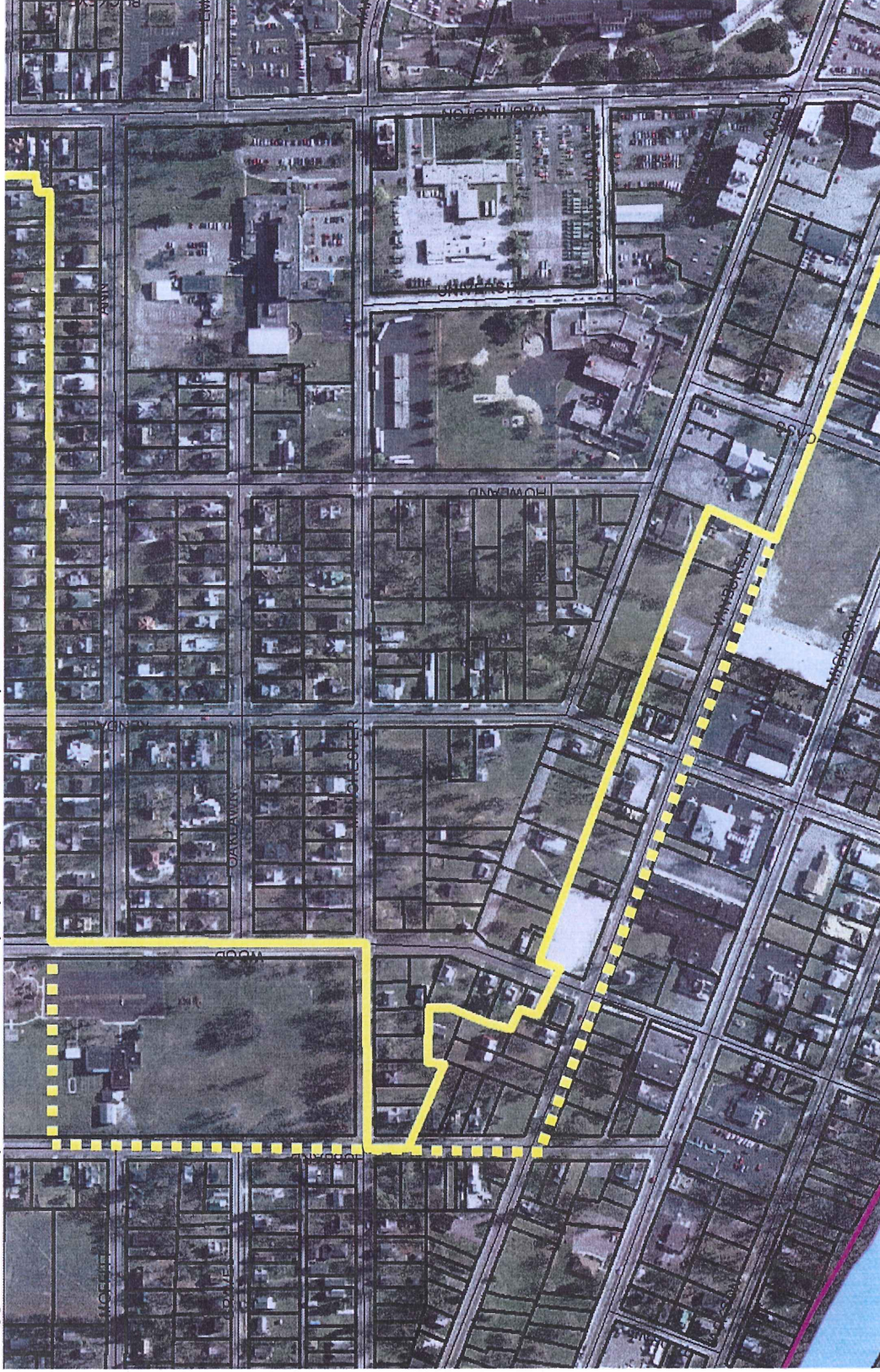
Mr. Mike Troutman, Chair adjourned meeting at 4:51 P.M.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department

January 14, 2013

Old Advent Town Local Historic District

– Suggested boundary amendment to add properties at southwest portion of district to the district



25 properties in area suggested for inclusion:

11 vacant

9 potentially contributing to the historic district by age only

5 potentially non-contributing based on age and style

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Old Advent Town Local Historic District

– Suggested boundary amendment to remove properties at southeast portion of district from the district



Twelve properties in area suggested for removal:

- 6 contributing to the historic district by age/architectural style/historic significance (see page 2)
- 4 parking lots/vacant
- 2 non-contributing (Davenport College and Math and Science Center)

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Old Advent Town Local Historic District

– Suggested boundary amendment to remove properties at southeast portion of district from the district

